Zoning: **R-4**
CAC: **Northwest**
Drainage Basin: **Crabtree Basin**
Acreage: **1**
Number of Lots: **3**

Planner: **Ryan Boivin**
Phone: **(919) 996-2681**
Applicant: **Raleigh Custom Homes**
Phone: **919 395-1529**
LOCATION: This site is located on the south side of Edgemont Drive. The site is addressed at 3419 Edgemont Drive, which is inside City limits.

REQUEST: Subdivision of a 0.96 acre tract zoned R-4 into 3 lots for detached house single unit use.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A Design Adjustment was approved for UDO Section 8.3.2 providing relief from block perimeter requirements.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Alison Pockat of Alison Pockat, ASLA.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER

2. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

3. Obtain required stub and tree impact permits from the City of Raleigh.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

4. A demolition permit shall be issued and this permit number be shown on all maps for recording.

ENGINEERING

5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recodaration.
6. A 5’ general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.

7. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 6’ sidewalk and 3.5’ of pavement for 296’ is paid to the City of Raleigh.

8. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

STORMWATER

9. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4.

10. Next Step: Prior to plat recordation a grading permit will be required for demolition activities.

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 4-25-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 4-25-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)  Date: 4/25/20(8)

Staff Coordinator: Ryan Bolvin
Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Edgemont Reserve 1 Subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Case Number</td>
<td>S-7-2016</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>545581</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 18 - 2018</td>
</tr>
</tbody>
</table>

Staff recommendation based upon the findings in the applicable code(s):

- [x] UDO Art. 8.3 Blocks, Lots, Access
- [ ] UDO Art. 8.5 Existing Streets
- [ ] UDO Art. 8.4 New Streets
- [ ] Raleigh Street Design Manual

Staff SUPPORTS [x] DOES NOT SUPPORT [ ] the design adjustment request.

<table>
<thead>
<tr>
<th>DEPARTMENTS</th>
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</thead>
<tbody>
<tr>
<td>[x] Dev. Services Planner</td>
</tr>
<tr>
<td>[x] Development Engineering</td>
</tr>
<tr>
<td>[ ] City Planning</td>
</tr>
<tr>
<td>[ ] Transportation</td>
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<td>[ ] Engineering Services</td>
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<td>[ ] Parks &amp; Recreation and Cult. Res.</td>
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<td>[ ] Public Utilities</td>
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<th>STAFF RESPONSE</th>
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<tbody>
<tr>
<td>CONDITIONS:</td>
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</table>

Development Services Director or Designee Action: [x] APPROVE [ ] APPROVE WITH CONDITIONS [ ] DENY

Authorized Signature: [Signature]

DATE: 4/25/10

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appearance of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings.

A. The requested design adjustment meets the intent of this Article;
   YES ☑ NO ☐

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   YES ☑ NO ☐

C. The requested design adjustment does not increase congestion or compromise Safety;
   YES ☑ NO ☐

D. The requested design adjustment does not create any lots without direct street frontage;
   YES ☑ NO ☐

E. The requested design adjustment is deemed reasonable due to one or more of the following:
   1. Topographic changes are too steep;
   2. The presence of existing buildings, stream and other natural features;
   3. Site layout of developed properties;
   4. Adjoining uses or their vehicles are incompatible;
   5. Strict compliance would pose a safety hazard; or
   6. Does not conflict with an approved or built roadway construction project
   7. adjacent to or in the vicinity of the site.
   YES ☑ NO ☐

**STAFF FINDINGS**

Staff supports the request for a design adjustment as it relates to Block Perimeter. This property is the last house on a stubbed street. There is a planned street connection (continuation of Edgemont Dr), but there is an intervening property restricting this connection.
Design Adjustment Application

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

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</tr>
<tr>
<td>Name</td>
<td>Tim Thompson, Raleigh Custom Homes</td>
</tr>
<tr>
<td>Address</td>
<td>6736 Falls of Neuse Rd., Suite 300</td>
</tr>
<tr>
<td>State/Zip</td>
<td>NC/27615</td>
</tr>
<tr>
<td>Name/Firm</td>
<td>Alison Pockat, ASLA</td>
</tr>
<tr>
<td>Address</td>
<td>106 Steep Bank Dr.</td>
</tr>
<tr>
<td>State/Zip</td>
<td>NC/27518</td>
</tr>
</tbody>
</table>

I am seeking a Design Adjustment from the requirements set forth in the following:

- [ ] UDO Art. 8.3 Blocks, Lots, Access - See page 2 for findings
- [ ] UDO Art. 8.4 New Streets - See page 3 for findings
- [ ] UDO Art. 8.5 Existing Streets - See page 4 for findings
- [ ] Raleigh Street Design Manual - See page 5 for findings

Provide details about the request; (please attach a memorandum if additional space is needed):

The site is on the end of a dead end street. A western length of this street is currently in place, but there is a 340 foot length gap in the street that goes through the Summit Church property. Immediately to the south of this site is St. Paul's Church. As a dead end street, the length from the Blue Ridge Intersection to the end is 1,400 LF. UDO Sec. 8.3.2.2.b establishes that the maximum allowed length be no greater than 1,000 LF for an R-4 zone. As it is not possible to cut an additional road through the two church properties, the developer is seeking a design adjustment to address the issue of a longer dead end street than that allowed by the UDO.

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature: ___________________________ Date: 4-3-18

CHECKLIST

- [ ] Signed Design Adjustment Application - Included
- [ ] Page(s) addressing required findings - Included
- [ ] Plan(s) and support documentation - Included
- [ ] Notary page (page 6) filled out; Must be signed by property owner - Included
- [ ] First Class stamped and addressed envelopes with completed notification letter - Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only | RECEIVED DATE: | DA -
STATE OF NORTH CAROLINA
COUNTY OF ________________

I, Matthew McKee Little, a Notary Public do hereby certify that
Timothy L. Thompson personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 3rd day of April, 2018.

(SEAL)

Notary Public

My Commission Expires: 5-5-22

Matthew McKee Little
PUBLIC
Wake County, N.C.
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;
   The intent of Article 8.3 is to provide for connectivity and to encourage walking. This site is a lot in an established existing subdivision that is defined by the two churches. Adding a cut through the site would not add to pedestrian access because of existing developed church properties.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The site is located in an area identified as low density residential, currently and in the future. This design adjustment is in keeping with that definition as completed it will maintain a density of 3.19 units per acre.

C. The requested design adjustment does not increase congestion or compromise Safety;
   The proposed subdivision will add two additional lots and driveways onto an existing dead end street. Very little additional traffic is anticipated from this additional lot.

D. The requested design adjustment does not create any lots without direct street Frontage;
   All three lots have direct frontage onto the existing dead end street.

E. The requested design adjustment is deemed reasonable due to one or more of the following:
   1. Topographic changes are too steep;
   2. The presence of existing buildings, stream and other natural features;
   3. Site layout of developed properties;
   4. Adjoining uses or their vehicles are incompatible;
   5. Strict compliance would pose a safety hazard; or
   6. Does not conflict with an approved or built roadway construction project
   7. adjacent to or in the vicinity of the site.

The requested design adjustment is reasonable because of the church to the immediate south and to the immediate west. Both features prevent any additional linkages from being created.
EDGEMONT RESERVE I SUBDIVISION

3419 EDGEMONT DR.
RALEIGH, NORTH CAROLINA

OWNER:
RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615

OFFICE PHONE - 919 385-1229
CONTACT: TIM THOMPSON

SITE DATA

ADDRESS: 3419 EDGEMONT DR., RALEIGH, NC
ADJACENT: LOTS 14, 15, 16.374 AC
ZONING: R-4

AREA OF Proposed LOT: 0.044 AC
LAND CLASS: LOW DENSITY RESIDENTIAL
LOT SIZE: 0.044 AC
EXISTING IMPERVIOUS SURFACE AREA FOR LOT 14 = 8,851 SF
EXISTING IMPERVIOUS SURFACE AREA FOR LOT 15 = 8,851 SF

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 14 & 15, EDGEMONT SUBDIVISION

TOTAL SURFACE AREA FOR LOT 14 = 41,552 SF, 0.95 ACS
TOTAL SURFACE AREA FOR LOT 15 = 41,552 SF, 0.95 ACS

PROJECTED WASTEWATER FLOW = 960 GPD
2 Dwellings x 4 Bedrooms x 120 GRP

VICTORY MAP

SCALE: 1" = 1000'
NOTES:

BRANCH HEIGHT.

ELECTRICAL OUTLETS AND OTHER UTILITIES

A TREE IMPACT PERMIT IS REQUIRED.

STREET TREES MUST BE 3" CALIPER AT ADEQUATE DRAINAGE OF ALL PLANTING HOLES.

ROOTBALL DIAMETER

EXISTING R/W = 60'

PRIVATE DRIVE

DO NOT PRUNE LEADER. PRUNE OR CUT ONLY PROVIDED, PROTECT TREE WITH BROAD STRAP OR PROVIDE STAKING IF SPECIFIED. IF STAKING IS BUCKLE AND WARNING FLAGS. REMOVE ALL WITH V DITCH ON BOTH 2-LANE UNDIVIDED STREET

PLUMB

NO HIGHER THAN 2" ABOVE GRADE, AND NEVER THE ROOT FLARE AT GRADE. TREE SHALL BE SET HOLE COMPLETELY REMOVE TOP HALF OF BURLAP, ABOVE GRADE

HOLE

WAKE COUNTY REQUIREMENTS

398

PRCR-03

402

KEY COUNT PLANT NAME                      SPACE   SIZE

O/C

STREET TREE PLANTING

SCALE: 1" = 20'

406

EXISTING R/W = 60'

EXISTING TOPOGRAPHY

STORMWATER DRAIN LINE

SANITARY SEWER LINE

PROPERTY LINE

CLEANOUT

WATER METER

WATER VALVE

EXISTING REW OF WAY

PROPOSED REW OF WAY

MINIMUM AREA FOR LOT REQUINSHE BY PLANTING

PROPOSED GRADES

SITE NOTES

1. LINE SECTION 9.2,2.2,2.6.2 SUBJECT TO 3.0 A OF THE PARK 22.3 ACRE OF THE RALEIGH UDO DEVELOPMENT DISTANCE, THESE ARE SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

2. THE SITE IS A 187.2 ACRE, LARGER THAN THE MINIMUM REQUIREMENTS FOR THE SUBDIVISION DISTANCE OF THE PROPERTY IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

3. EXISTING HOUSE, PARK, AND UTILITY STRUCTURES WILL BE REMOVED PRIOR TO INSTALLATION OF THE STREET TREES. THE DEMO BUILDING PERMIT NUMBER SHALL BE SHOWN ON ALL PLANS FOR THE SUBDIVISION DISTANCE FROM THE SITE. THE DISTANCE OF A GRADING PERMIT WILL BE REQUIRED PRIOR TO COMMENCEMENT.

4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND NCDOT STANDARDS.

5. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES AND THE REQUIRED TOPSOIL REMOVAL. THE INSTALLATION OF STREET TREES AND TO THE SUBDIVISION OF THE PROPERTY. AS TOPLANTED IN THE PUBLIC RIGHT-OF-WAY.

6. STREET TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS FOUND IN CHAPTER 37 OF THE SUBDIVISION DISTANCE OF THE PROPERTY. AS TOPLANTED IN THE PUBLIC RIGHT-OF-WAY.

7. THE SUBDIVISION DISTANCE OF THE PROPERTY. AS TOPLANTED IN THE PUBLIC RIGHT-OF-WAY.

8. THE STREET TREES ARE TO BE PLANTED TO PROVIDE SERVICE TO THESE SITES.


10. STREET TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS FOUND IN CHAPTER 37 OF THE SUBDIVISION DISTANCE OF THE PROPERTY. AS TOPLANTED IN THE PUBLIC RIGHT-OF-WAY.

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24. THE STREET TREES ARE TO BE PLANTED TO PROVIDE SERVICE TO THESE SITES.


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27. THE STREET TREES ARE TO BE PLANTED TO PROVIDE SERVICE TO THESE SITES.